



Connells

Princes Gate
West Bromwich



Property Description

Positioned less than half a mile from New Square Shopping Centre buyers couldn't ask for a more ideal location, especially if it's for ease and access to amenities that you're looking for. Being best suited to a first time buyer, someone looking to downsize, or even an investor, the property is relatively well maintained and would generate approx £10200 rental income annually at £850pcm. Parking is to the rear of the building and for anyone who doesn't drive, the Metro Station is just a few moments away with Trinity Street Metro Station being within close proximity. Being an all electric property, landlords need not worry about that all important gas certificate for tenancies. The property briefly comprises of an entrance hallway with intercom system to gain entry into the building, a spacious lounge, fitted kitchen with some integral appliances, bathroom and two bedrooms.

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Approach

The property is approached via communal entrance hall with access to the front door.

Hallway

With doors leading off to all of the rooms.

Lounge

14' 9" x 11' 9" (4.50m x 3.58m)

With a double glazed window to the front and a radiator.

Kitchen

9' 8" x 5' 11" (2.95m x 1.80m)

A new kitchen suite to comprise a range of wall and base units with inset sink drainer, over and hob, plumbing and space for fridge freezer.

Bedroom One

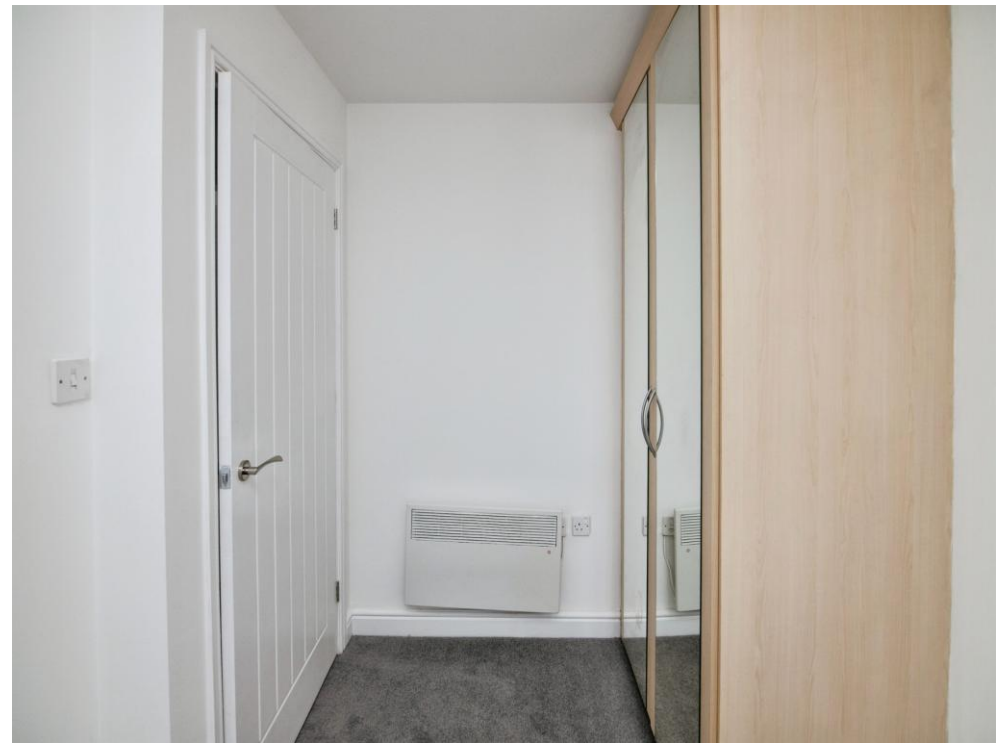
10' 10" x 10' 2" (3.30m x 3.10m)

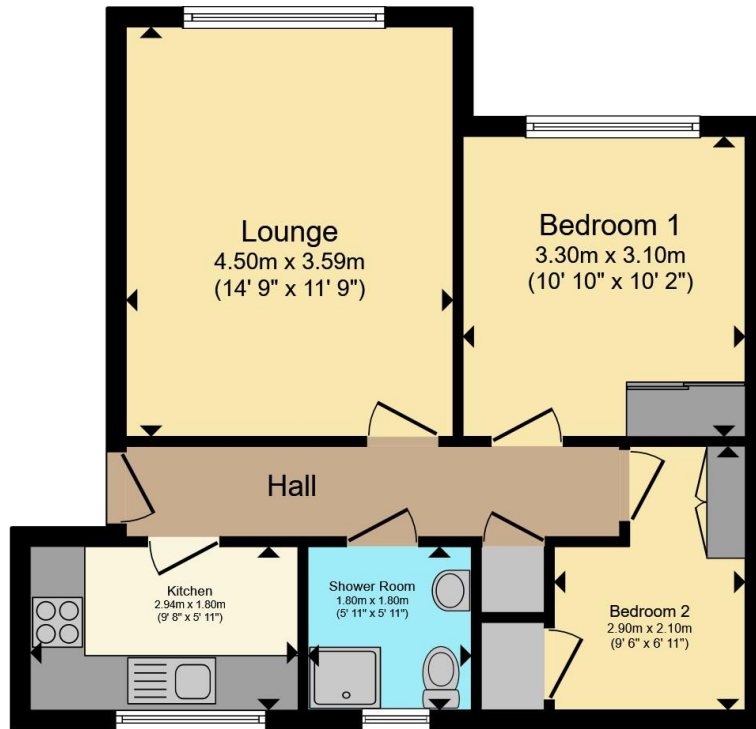
With a double glazed window to the front and a radiator.

Bedroom Two

9' 6" x 6' 11" (2.90m x 2.11m)

With a double glazed window to the rear and a storage unit.





Total floor area 49.0 m² (527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 0121 525 1177

E westbromwich@connells.co.uk

3 Astle Park
WEST BROMWICH B70 8NS

EPC Rating: D Council Tax
Band: A

Service Charge:
1800.00

Ground Rent:
105.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW311264

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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